

PROPERTY DESCRIPTION

Great Location with a newly built inline lease opportunity- surrounded by popular retailers. Quick access to I10 and less than a mile from the Belle Savanne neighborhood. Site sits on the main route south toward much of the Calcasieu River Industrial activity.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	2,000 SF
Lot Size:	40,278 SF
Parking Lot Ratio:	6.4 spaces 1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,744	9,438	12,699
Total Population	4,316	24,490	33,215
Average HH Income	\$72,383	\$79,771	\$86,975

Traffic Counts (ADT 2021):

Interstate-10 73,000 VPD
Hwy 27/Ruth Street 21,000 VPD

NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM
337.764.6556
bsoto@nvstreal estate.com



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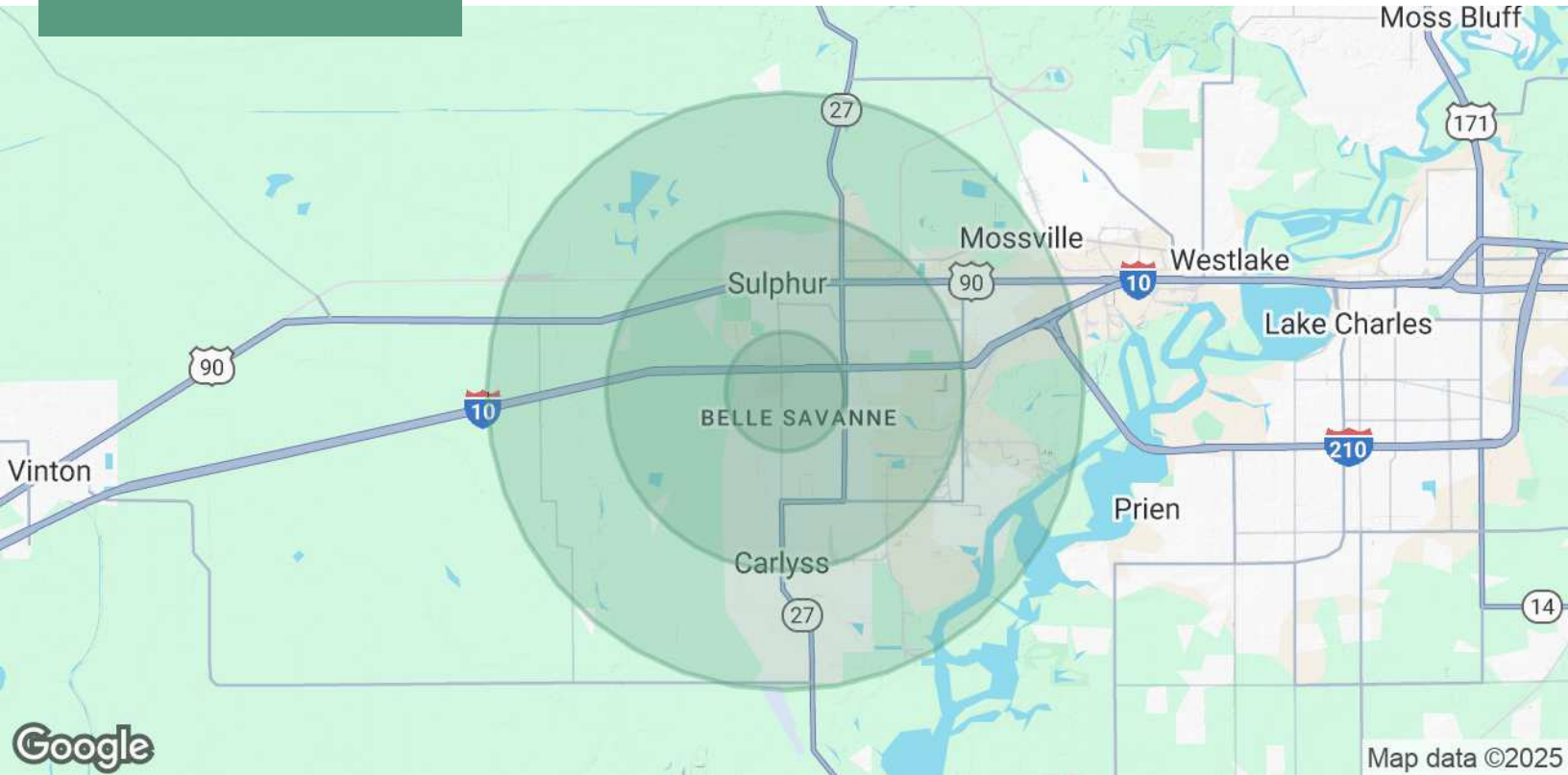
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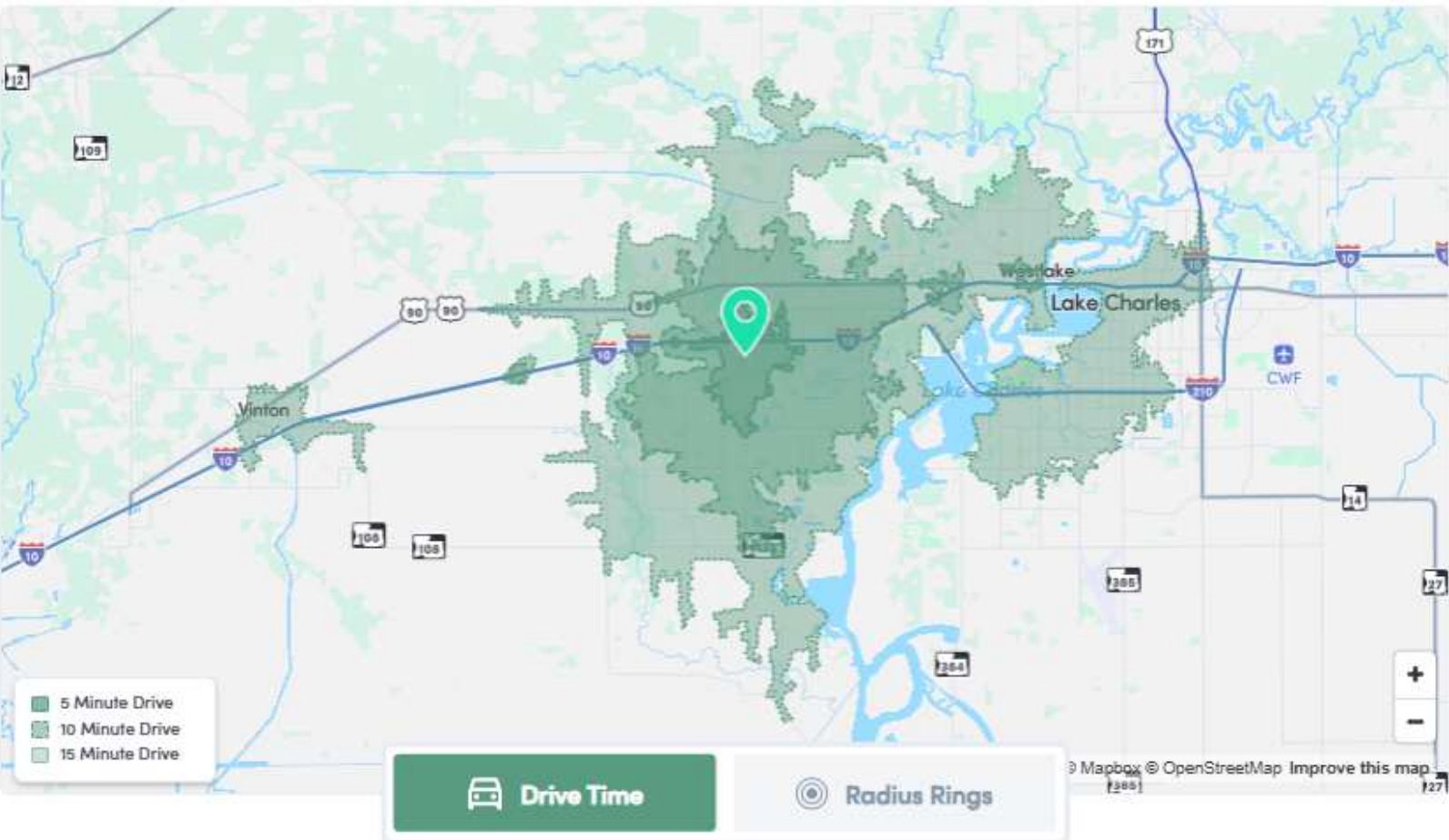
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,316	24,490	33,215
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,744	9,438	12,699
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$72,383	\$79,771	\$86,975
Average House Value	\$198,224	\$214,478	\$231,238

Demographics data derived from AlphaMap



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